

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10 Gully Crescent, Belgrave Vic 3160

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$670,000

&

\$690,000

Median sale price

Median price \$830,000

Property Type House

Suburb Belgrave

Period - From 01/10/2023

to

30/09/2024

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	5 Station St BELGRAVE 3160	\$841,000	14/10/2024
2	16 Olive Gr TECOMA 3160	\$850,000	19/08/2024
3	6 Gully Cr BELGRAVE 3160	\$860,000	04/06/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

03/12/2024 10:01



 3  1  2

Property Type: House (Res)
Land Size: 1019 sqm approx
Agent Comments

Indicative Selling Price

\$670,000 - \$690,000

Median House Price

Year ending September 2024: \$830,000

Comparable Properties



5 Station St BELGRAVE 3160 (REI)

 3  1  1

Price: \$841,000
Method: Private Sale
Date: 14/10/2024
Property Type: House
Land Size: 1529.50 sqm approx

Agent Comments



16 Olive Gr TECOMA 3160 (REI/VG)

 3  1  2

Price: \$850,000
Method: Private Sale
Date: 19/08/2024
Property Type: House
Land Size: 1030 sqm approx

Agent Comments



6 Gully Cr BELGRAVE 3160 (REI/VG)

 3  1  4

Price: \$860,000
Method: Private Sale
Date: 04/06/2024
Property Type: House
Land Size: 1210 sqm approx

Agent Comments

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481